

Nelsons Creek Homeowners Association

Annual Meeting

4/19/2021

Call to Order:

- With a quorum present, Nancy Kurtenbach called to order the annual meeting of the Nelsons Creek Homeowners Association at 7pm on 4/19/2021 at Covenant Presbyterian Church.
- In attendance were Nancy Kurtenbach President/ Treasurer, Diana Koger Vice President, Shawna Lafond (Collins) Secretary, Leigh Brassette Board Member.
- Introductions were made for current board members.

Reading of 2020 Meeting Minutes:

- Motion was made and seconded to forego reading 2020 meeting minutes and was unanimously approved.

Reports:

- Nancy Kurtenbach provided a review of 2019 and 2020 income statements and laid out the proposed 2021 budget.
 - a. Electricity added in 2020 to entrances to allow for Christmas Lights. Electric service and use are new expenses as there was not electricity prior. Both the electrical use and the cost of lights have been included in the proposed budget for 2021.
- Nancy Kurtenbach solicited input from homeowners present at the meeting regarding Budget items for 2021-
 - a. As requested, Diane Koger will research using a digital member directory where homeowners can opt in. Due to privacy concerns, no information could be made available without the homeowner's consent.
 - b. As requested, Nancy Kurtenbach will find out if the city of Omaha had plans to put in sidewalks on both sides of the Blondo Street entrance and report findings to the board.
 - c. As requested, the board will investigate cost of printed fliers, coinciding with 4th of July fliers to include Covenant reminders such as trash can storage and tree requirements. Additionally, Leigh Brassette will update social media sites with these same reminders periodically.
- Motion was made and seconded to approve the 2021 budget. The budget was unanimously approved.

Activities:

- Leigh Brassette provided an update on 2021 activities.
 - a. Garage Sale is scheduled for the first weekend in June.
 - b. Block Party weather permitting- more details will be made available and posted on social media sites.
 - c. 4th of July Parade weather permitting – Classic car parade – more details will be posted on social media sites and in printed fliers.

New Business:

- Volunteers are asked to step forward for open Board Member positions. The following homeowners volunteered: Mike Martin, Roland Kenny, Katie Bates, Glen Robins. The board will contact all volunteers for next steps.
- Nancy Kurtenbach solicited open discussion on other new business.
 - a. Trash Can storage concerns- Ron Mercer reminded attendees that he has posted ideas on the HOA website- additionally- it is always a first step to discuss any concerns with your neighbor should the need arise.
NelsonsCreek.org/uploads/4/0/1/3/4013233/trash_enclosure_guidelines.pdf
 - b. Sheds- Leigh Brassette has volunteered to do initial research to help homeowners understand if other neighborhoods are allowing sheds and if so what guidelines are in place as well as how effective those guidelines are. Once that research is complete, the findings will be shared.
 - c. Homeowners asked about processes for amending covenants. All information is available to members on the HOA website.
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Adjournment:

Meeting adjourned at 8:25pm.

Shawna Lafond (Collins)- Secretary